

COB - BOSAIR FORM

08/15/2025 8:43 AM (MST)



Welcome to the [Board of Supervisors Agenda Item Report \(BOSAIR\)](#) Form.

This form is used to submit agenda items for Board of Supervisors consideration, including contracts, awards, grants, amendments, and other official actions.

All fields are required. Enter N/A if not applicable. For number fields, enter 0 if not applicable.

Record Number:

Award Type: Agenda Item

Requested Board Meeting Date: 09/02/2025

Agenda Item Report

All fields are required. Enter N/A if not applicable. For number fields, enter 0 if not applicable.

Record Number:

Title: P25CU00008 RINCON VALLEY FIRE DISTRICT – S. CAMINO LOMA ALTA

Introduction / Background: Rincon Valley Fire District, represented by State 48 Consulting, requests a Type III Conditional Use Permit for a wireless communication facility in accordance with Section 18.07.030.H of the Pima County Zoning Code in the CR-1 (Single Residence) zone, addressed as 8850 S. Camino Loma Alta. (District 4)

Discussion: The owner requests a Type III Conditional Use Permit to construct a wireless communication facility.

Conclusion: Approval of the conditional use permit would allow the owner to build a wireless communication facility.

Recommendation: The Hearing Administrator and the Planning and Zoning Commission recommend APPROVAL of the Type III Conditional Use Permit subject to standard and special conditions.

Fiscal Impact: None

Support of Prosperity Initiative: 9. Expand Broadband Services and Address Barriers to Digital Inclusion

Provide information that explains how this activity supports the selected Prosperity Initiative: Approval of this conditional use permit will expand broadband services and will provide improved access to modern wireless communication networks.

Board of Supervisor District: • 4


Department: Development Services

Name:

Telephone:

(520) 724-6498

Department Director Signature: _____

 For

Date: _____

8/14/25

Deputy County Administrator Signature: _____



Date: _____

8/14/2025

County Administrator Signature: _____



Date: _____

8/14/2025



TO: Honorable Steve Christy, District 4

FROM: Tom Drzazgowski, Deputy Director
Public Works-Development Services Department-Planning Division

DATE: August 12, 2025

SUBJECT: **P25CU00008 RINCON VALLEY FIRE DISTRICT – S. CAMINO LOMA ALTA**
(Conditional Use Type III – Wireless Communication Facility)

The above referenced Conditional Use Permit is within your district and is scheduled for the Board of Supervisors' **TUESDAY, SEPTEMBER 2, 2024** hearing.

REQUEST: For a **Type III Conditional Use Permit for a wireless communication facility** in accordance with Section 18.07.030.H of the Pima County Zoning Code, in the CR-1 (Single Residence) zone located west of S. Camino Loma Alta, approximately 2,000 feet south of the intersection of S. Camino Loma Alta and E. Old Spanish Trail, addressed as **8850 S. Camino Loma Alta**.

OWNER: Rincon Valley Fire District
14550 E. Sands Ranch Road
Vail, AZ 85641

DISTRICT: 4

STAFF CONTACT: Spencer Hickman, Planner II

PUBLIC COMMENT TO DATE: As of August 12, 2025, staff received no items of public comment.

HEARING ADMINISTRATOR RECOMMENDATION: **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM (CLS): The project is located within the Maeveen Marie Behan Conservation Land System designated as Multiple Use Management Area.

TD/SH/ds
Attachments



BOARD OF SUPERVISORS MEMORANDUM

SUBJECT: P25CU00008

Page 2 of 3

FOR SEPTEMBER 2, 2025 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Tom Drzazgowski, Deputy Director
Public Works-Development Services Department-Planning Division

DATE: August 12, 2025

ADVERTISED ITEM FOR PUBLIC HEARING

CONDITIONAL USE PERMIT

P25CU00008 RINCON VALLEY FIRE DISTRICT – S. CAMINO LOMA ALTA

Rincon Valley Fire District, represented by State 48 Consulting, request **Type III Conditional Use Permit for a wireless communication facility** in accordance with Section 18.07.030.H of the Pima County Zoning Code, in the CR-1 (Single Residence) zone located west of S. Camino Loma Alta, approximately 2,000 feet south of the intersection of S. Camino Loma Alta and E. Old Spanish Trail, addressed as **8850 S. Camino Loma Alta**. Staff and the Hearing Administrator recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**. (District 4)

Summary of Hearing Administrator Hearing (June 25, 2025)

This conditional use permit case was heard by the Planning & Zoning Commission at its June 25, 2025 meeting. Staff and the applicant's representative presented the proposed tower and fielded the Commission's questions. Staff explained that, subsequent to issuance of the Hearing Administrator's staff report, the County's Environmental Planning Division had reviewed the case and was recommending an additional condition to ensure compliance with the Conservation Lands System (CLS).

No (0) members of the public attended the hearing (either in person or online) to speak on the case. Furthermore, no public comment had been received by staff prior to the hearing date.

The Commission's discussion on the case was brief. Topics touched upon included the County's PCWIN system, its function, and the nature of its concerns with co-location on the existing lattice tower. There was also a more general discussion, with input from staff, as to how the County's Zoning Code encourages the siting of towers that serve residential areas on non-residential properties whenever possible, and how this presently proposed tower furthers that objective. Following all of the above, the Commission closed the public hearing.

After closing the public hearing, the Commission voted 7-0 (motion by Becker, seconded by Matter; Commissioners Tronsdal, Hook, and Hanna being absent) to recommend

APPROVAL of this CUP, subject to staff and special conditions.

Standard Conditions & Requirements pre the Pima County Zoning Code

1. Obtaining an approved Development Plan.
2. Adherence to all requirements of Section 18.07.030.H (General Regulations and Exceptions) of the Pima County Zoning Code.

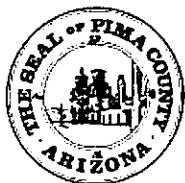
Special Conditions

1. The lattice tower shall be limited to its requested height of one hundred twenty-five feet (125')
2. The color of the new tower shall substantially match the color of the existing galvanized metal lattice tower on the same property.
3. The on-the-ground equipment compound shall be secured with an 8' tall masonry wall as shown on the submitted preliminary Development Plan. The masonry wall and gates shall be a color that substantially matches the other masonry on the site.
4. The property owner shall achieve compliance with the Maveen Marie Behan Conservation Land System (CLS) Guidelines by limiting their onsite disturbance to the amount, location, and configuration shown on the submitted site plan.

TD/SH/ds

Attachments

C: Rincon Valley Fire District (Owner)
Yvette Potkonjak; State 48 Consulting (Applicant)



MEMORANDUM

PUBLIC WORKS - DEVELOPMENT SERVICES

P25CU00008

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FOR BOARD OF SUPERVISORS SEPTEMBER 2, 2025 PUBLIC HEARING

TO: THE HONORABLE BOARD OF SUPERVISORS

FROM: Jim Portner, Hearing Administrator

DATE: June 27, 2025

DOCUMENT: P25CU00008

CONDITIONAL USE PERMIT REQUEST FOR PUBLIC HEARING

Rincon Valley Fire District, represented by State 48 Consulting, requests a **Type III Conditional Use Permit for a wireless communication facility** in accordance with Section 18.07.030.H of the Pima County Zoning Code in the CR-1 (Single Residence) zone, located west of S. Camino Loma Alta, approximately 2,000 feet south of the intersection of S. Camino Loma Alta and E. Old Spanish Trail, addressed as 8850 S. Camino Loma Alta. (District 4)

CASE PARTICULARS

This is a Conditional Use Permit request (Type III) for a **new one hundred twenty-five foot (125') tall lattice-style communications tower** on the grounds of an existing fire station operated by the Rincon Valley Fire District. The tower will be constructed and maintained by Vertical Bridge; the initial wireless carrier on the tower will be T-Mobile, whose antennae will occupy the highest position. The tower is designed for the future co-location of up to three (3) additional wireless carriers. Due to the height of the tower, no camouflaging is proposed other than neutral coloration, together with an eight foot (8') tall masonry wall surrounding the on-the-ground equipment compound. There is an existing lattice tower on the property that similarly employs no camouflaging.

The existing 125' lattice tower already on the property supports several microwave antennae, panel antennae, and other installations related to Fire District communications and to Pima County's PCWIN system. The current tower applicant did approach these entities regarding co-location of the new T-Mobile antennae on the current lattice-tower; this overture was rejected due to security concerns.

STAFF REPORT TO THE BOARD OF SUPERVISORS

P25CU00008 – RINCON VALLEY FIRE DISTRICT – S. CAMINO LOMA ALTA

June 27, 2025

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SUMMARY OF THE PLANNING & ZONING COMMISSION PUBLIC HEARING

This conditional use permit case was heard by the Planning & Zoning Commission at its June 25, 2025 meeting. Staff and the applicant's representative presented the proposed tower and fielded the Commission's questions. Staff explained that, subsequent to issuance of the Hearing Administrator's staff report, the County's Environmental Planning Division had reviewed the case and was recommending an additional condition to ensure compliance with the Conservation Lands System (CLS).

No (0) members of the public attended the hearing (either in person or online) to speak on the case. Furthermore, no public comment had been received by staff prior to the hearing date.

The Commission's discussion on the case was brief. Topics touched upon included the County's PCWIN system, its function, and the nature of its concerns with co-location on the existing lattice tower. There was also a more general discussion, with input from staff, as to how the County's Zoning Code encourages the siting of towers that serve residential areas on non-residential properties whenever possible, and how this presently proposed tower furthers that objective. Following all of the above, the Commission closed the public hearing.

After closing the public hearing, the Commission voted 7-0 (motion by Becker, seconded by Matter; Commissioners Tronsdale, Hook, and Hanna being absent) to recommend APPROVAL of this CUP, subject to the following conditions as recommended by the Hearing Administrator and as amended by the Environmental Planning Division:

Standard Conditions

1. Obtaining an approved Development Plan.
2. Adherence to all requirements of Section 18.07.030.H (General Regulations and Exceptions) of the Pima County Zoning Code.

Special Conditions

1. The lattice tower shall be limited to its requested height of one hundred twenty-five feet (125') as shown on the submitted preliminary development plan.
2. The color of the new tower shall substantially match the color of the existing galvanized metal lattice tower on the same property.
3. The on-the-ground equipment compound shall be secured with an 8' tall masonry wall as shown on the submitted preliminary Development Plan. The masonry wall and gates shall be a color that substantially matches the other masonry on the site.
4. The property owner shall achieve compliance with the Maeveen Marie Behan Conservation Lands System (CLS) Guidelines by limiting their onsite disturbance to the amount, location, and configuration shown on the submitted site plan.

HEARING ADMINISTRATOR'S CONSIDERATIONS AND REPORT

This request proposes to construct a new 125' tall lattice communications tower. The petitioner is not proposing any special camouflage for the antennae other than generally matching the color of the existing lattice tower on the same property, which is galvanized metal. The Hearing Administrator finds this approach to be appropriate, given that the existing lattice tower has been in place on the property for many years to serve the communication needs of the Fire District and of Pima County's PCWIN system. The applicant for this current request did approach the District for co-location of T-Mobile's antennae on the existing tower; this request was rejected by the current tenants due to security concerns.

Wireless Service Coverage and "Gap" Considerations

The Federal Telecommunications Act of 1996 encourages all new wireless installations that introduce or enhance reliable wireless coverage in those areas where a "gap" in coverage or service-quality presently exists.

The applicant's submitted before-and-after propagation plots indicate that the proposed site is currently within an area that does have some decent-sized sectors good coverage (-89 dBm or less; a lower negative dBm number meaning less noise and therefore better signal strength). At the same time, the majority of the surrounding region is generally characterized by many areas with spotty coverage and signal strengths with higher dBm's, i.e. with more noise and weaker signals. With the new wireless antennae in place, the majority of the surrounding coverage area is indicated as being upgraded to a -89 dBm signal strength or better. Based on the approach used in all past communication tower cases, it is found that a gap in current coverage does exist.

Comprehensive Plan Considerations

The Pima County Comprehensive Plan designates this property as *Medium Low Intensity Urban (MLIU)* category, the purpose of which is, "to designate areas for a mix of medium density single-family and lower density attached units; to provide opportunities for a mix of housing types throughout the region."

As the surrounding context is already rapidly developing with both lower density and medium density residential projects, and given that an existing 125' lattice tower on the same fire-district property has already been in place for many years, the provision for new multiple cell service providers in this growing residential area is found to be fitting. The proposed addition of a new tower will not markedly change the established visual character and overall viewshed. With all of the above in mind, the request is found compatible with its context and not in conflict with the goals and purpose of the site's *MLIU* comprehensive plan designation.

Zoning and Land Use Considerations

The subject parcel is zoned CR-1. Most of the properties to the immediate east and north are also zoned CR-1. To the northeast and southeast are RH (Rural Homestead) properties, while to the south and the southwest are GR-1 lands. To the north and the west is the Rocking K Specific Plan, zoned SP, where the Rocking K South Neighborhood #3 is currently under construction. Essentially all of the properties to the south, west, north and east are characterized by site-built residences of varying densities. To the southeast is a large block of State Land, which is vacant.

Hearing Administrator's Required Standards and Findings

Following are the Hearing Administrator's findings relative to the standards set by Pima County Code Sec. 18.97.030.F.3.c. These Sections stipulate that the following standards be met by the proposed use:

1. **It will not be in serious conflict with the objectives of the general land use plan or the area plan in which situated.**

See Comprehensive Plan Considerations heading above. The Hearing Administrator finds the proposed use to not be in conflict with the stated goals of the Comprehensive Plan, nor with its *MLIU* designation.

2. **It will provide safeguards for the protection of adjacent developed property, or if the adjacent property is undeveloped, for the legal permitted uses of such property.**

The Hearing Administrator finds that the proposed new tower will not have a significant impact upon any of the surrounding properties in a way that prohibits any of their legal or permitted uses.

3. **It has adequate accessibility to the County road network.**

The site is served by S. Camino Loma Alta, which is a designated major street on the Pima County Major Streets & Routes Plan (MSRP). Access needs for such wireless facilities are minimal at best. With the above in mind, access is found to be adequate.

4. **It has sufficient off-street parking and loading facilities, that will be developed in accordance with County engineering standards.**

Parking sufficiency and compliance with the Zoning Code in this regard is a matter verified at the time of permitting and development plan review.

5. **It will meet County standards in terms of control of noise, smoke, glare or heat, odors, vibrations, fly, ash, dust, fumes, vapors, gasses, and other forms of air pollution, liquids and solid wastes.**

The Hearing Administrator finds that proposed use is found to not threaten the surrounding properties in any of the above ways.

6. Hours of operation will not be detrimental to adjoining residents.

This is an unmanned facility; hours of operation do not apply.

7. Landscaping will be fully in conformance with zoning code regulations.

Landscaping requirements, if any, are a matter enforced at the time of permitting.

HEARING ADMINISTRATOR'S RECOMMENDATION

After visiting the subject property and after having considered all of the above and reviewing the applicant's submitted materials, the Hearing Administrator found the proposed **communications tower**, together with a new on-the-ground equipment area, to be an acceptable use on the subject property and within the surrounding context.

It was therefore the original recommendation of the Hearing Administrator that the Planning & Zoning Commission recommend **APPROVAL** of this Type III conditional use permit to the Board of Supervisors, subject to the following Standard and Special Conditions:

Standard Conditions

1. Obtaining an approved Development Plan.
2. Adherence to all requirements of Section 18.07.030.H (General Regulations and Exceptions) of the Pima County Zoning Code.

Special Conditions

1. The lattice tower shall be limited to its requested height of one hundred twenty-five feet (125') as shown on the submitted preliminary development plan.
2. The color of the new tower shall substantially match the color of the existing galvanized metal lattice tower on the same property.
3. The on-the-ground equipment compound shall be located shall be secured with an 8' tall masonry walled as shown on the submitted preliminary Development Plan. The masonry wall and gates shall be a color that substantially matches the other masonry on the site.

Subsequent to the Hearing Administrator's issuance of his staff report, the Environmental Planning Division reviewed the case and recommended an addition *Special Condition*. That condition was presented to the Planning & Zoning Commission at its June 25, 2025 public hearing and it was incorporated into their final recommendation to the Board of Supervisors.

SONORAN DESERT CONSERVATION CONCEPT PLAN/ENVIRONMENTAL ISSUES

Comprehensive Plan Regional Environmental Policies — Conservation Lands System

In December, 2001 the Board of Supervisors incorporated the Maeveen Marie Behan Conservation Lands System (MMB-CLS) into the Comprehensive Plan 2001 Update as the Regional Environmental Policies. The MMB-CLS is the heart of the Sonoran Desert Conservation Plan (SDCP). On June 21, 2005, the Board of Supervisors amended the Comprehensive Plan Regional Environmental Policies and the MMB-CLS to reflect

recommendations from the SDCP Science Technical Advisory Committee that were based on new scientific and technical data. As adopted, Conservation Guidelines associated with the MMB-CLS establish conservation objectives for a variety of projects (e.g. rezoning actions, comprehensive plan amendments, Type II and Type III conditional use permits, etc.) that require a discretionary decision by the Board of Supervisors. Conservation objectives include:

- Important Riparian Areas — 95% undisturbed natural open space
- Biological Core Management Areas — 80% undisturbed natural open space
- Special Species Management Areas — 80% undisturbed natural open space
- Multiple Use Management Areas — 66-2/3% undisturbed natural open space

The subject site is located within an area that is designated as **Multiple Use Management Area** by the Maeveen Marie Behan Conservation Lands System.

Biological Impacts Report

On July 17, 2001, the Board of Supervisors adopted Ordinance No. 2001-103, which requires the applicant's notice to the US Fish and Wildlife Service (USFWS) staff regarding the pending matter, and staff commentary on biological resources and development impacts of the subject site and proposal.

Staff Commentary on Biological Impacts

Environmental Planning staff has reviewed this application and finds that: 1) its approval is not expected to affect any resources essential to Pima County's biological conservation priorities; and 2) that it would not be in conflict with the Regional Environmental Policies of the 2001 Comprehensive Plan Update. The minimal amount of disturbance proposed will stay within the prescriptions of the Conservation Lands System (CLS). A *Special Condition* has been added to ensure same.

STAFF REPORT TO THE BOARD OF SUPERVISORS

P25CU00008 – RINCON VALLEY FIRE DISTRICT – S. CAMINO LOMA ALTA

June 27, 2025

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Facts Confirmed by the Pima County Geographic Information System (GIS)

The following facts are confirmed by the Pima County GIS and the Sonoran Desert Conservation Plan maps with respect to this conditional use permit request:

Cactus Ferruginous Pygmy Owl. The subject property is not located within an area that is designated as Proposed of Former Critical Habitat, nor Draft Recovery Area, and is within Survey Zone 1. This site is located within the Priority Conservation Area (PCA) for this species.

Western Burrowing Owl. The subject property is located within a general area designated as having medium quality habitat for the Western Burrowing Owl. It is not within the Priority Conservation Area (PCA) for this species.

Pima Pineapple Cactus. The subject property is located within an area that is outside the known range of the Pima Pineapple cactus. It is not within the Priority Conservation Area (PCA) for this species.

Needle-Spined Pineapple Cactus. The subject property is located within an area that is designated as having high potential for the Needle-Spined Pineapple cactus. It is not within the Priority Conservation Area (PCA) for this species.

**REVIEW BY DEPT. OF TRANSPORTATION AND THE REGIONAL FLOOD
CONTROL DISTRICT**

The Department of Transportation and the Flood Control District will review this project as needed during the Development Plan and/or permitting process.

attachments

cc: Chris Poirier, Director, Development Services
Dan Ice, Chief Building Official
Tom Drzazgowski, Chief Zoning Inspector & Interim Planning Official
Rincon Valley Fire District, Property Owner
Yvette Potkonjak, State 48 Consulting; Applicant on Behalf
of Vertical Bridge & T-Mobile

**PIMA COUNTY DEVELOPMENT SERVICES REPORT TO THE
PIMA COUNTY PLANNING & ZONING COMMISSION**

CASE: **P25CU00008**
RINCON VALLEY FIRE DISTRICT – S. CAMINO LOMA ALTA

OWNERSHIP: Rincon Valley Fire District (RVFD)
8850 S. Camino Loma Alta
Vail, AZ 85641

APPLICANT: Yvette Potkonjak
STATE 48 CONSULTING
14301 N. 87th Street #105
Scottsdale, AZ 857260

LOCATION: On the grounds of existing Fire Station No. 1 of the Rincon Valley Fire District, located on the west side of Camino Loma Alta, approximately ½ mile south of E. Old Spanish Trail.

REQUEST: This is a Conditional Use Permit request (Type III) for a **new one hundred twenty-five foot (125') tall lattice-style communications tower** on the grounds of an existing fire station operated by the Rincon Valley Fire District. The tower will be constructed and maintained by Vertical Bridge; the initial wireless carrier on the tower will be T-Mobile, whose antennae will occupy the highest position. The tower is designed for the future co-location of up to three (3) additional wireless carriers. Due to the height of the tower, no camouflaging is proposed other than neutral coloration, together with an eight foot (8') tall masonry wall surrounding the on-the-ground equipment compound. There is an existing lattice tower on the property that similarly employs no camouflaging.

The existing 125' lattice tower already on the property supports several microwave antennae, panel antennae, and other installations related to Fire District communications and to Pima County's PCWIN system. The current tower applicant did approach these entities regarding co-location of the new T-Mobile antennae on the current lattice-tower; this overture was rejected due to security concerns.

PETITIONER'S STATEMENT REGARDING THE TYPE OF USE PROPOSED

"The proposed property is currently being used as a fire department. There is also currently a cell tower on the property. We are proposing to add another cellular tower on the property."

PETITIONER'S STATEMENT REGARDING NEED AND COMPATIBILITY

"Being that there is already a cell tower on the proposed property, adding a second tower would blend, not add an additional use to the property."

The petitioner has provided a complete submittal package, including a lengthy narrative, the required coverage/propagation plots, and a detailed set of preliminary construction drawings.

HEARING ADMINISTRATOR'S CONSIDERATIONS

This request proposes to construct a new 125' tall lattice communications tower. The petitioner is not proposing any special camouflage for the antennae other than generally matching the color of the existing lattice tower on the same property, which is galvanized metal. The Hearing Administrator finds this approach to be appropriate, given that the existing lattice tower has been in place on the property for many years to serve the communication needs of the Fire District and of Pima County's PCWIN system. The applicant for this current request did approach the District for co-location of T-Mobile's antennae on the existing tower; this request was rejected by the current tenants due to security concerns.

Wireless Service Coverage and "Gap" Considerations

The Federal Telecommunications Act of 1996 encourages all new wireless installations that introduce or enhance reliable wireless coverage in those areas where a "gap" in coverage or service-quality presently exists.

The applicant's submitted before-and-after propagation plots indicate that the proposed site is currently within an area that does have some decent-sized sectors good coverage (-89 dBm or less; a lower negative dBm number meaning less noise and therefore better signal strength). At the same time, the majority of the surrounding region is generally characterized by many areas with spotty coverage and signal strengths with higher dBm's, i.e. with more noise and weaker signals. With the new wireless antennae in place, the majority of the surrounding coverage area is indicated as being upgraded to a -89 dBm signal strength or better. Based on the approach used in all past communication tower cases, it is found that a gap in current coverage does exist.

Comprehensive Plan Considerations

The Pima County Comprehensive Plan designates this property as *Medium Low Intensity Urban (MLIU)* category, the purpose of which is, "to designate areas for a mix of medium density single-family and lower density attached units; to provide opportunities for a mix of housing types throughout the region."

As the surrounding context is already rapidly developing with both lower density and medium density residential projects, and given that an existing 125' lattice tower on the same fire-district property has already been in place for many years, the provision for new multiple cell service providers in this growing residential area is found to be fitting. The proposed addition of a new tower will not markedly change the established visual character and overall viewshed. With all of the above in mind, the request is found compatible with its context and not in conflict with the goals and purpose of the site's *MLIU* comprehensive plan designation.

Zoning and Land Use Considerations

The subject parcel is zoned CR-1. Most of the properties to the immediate east and north are also zoned CR-1. To the northeast and southeast are RH (Rural Homestead) properties, while to the south and the southwest are GR-1 lands. To the north and the west is the Rocking K Specific Plan, zoned SP, where the Rocking K South Neighborhood #3 is currently under construction. Basically all of the properties to the south, west, north and east are characterized by site-built residences of varying densities. To the southeast is a large block of State Land, which is vacant.

Hearing Administrator's Required Standards and Findings

Following are the Hearing Administrator's findings relative to the standards set by Pima County Code Sec. 18.97.030.F.3.c. These Sections stipulate that the following standards be met by the proposed use:

- 1. It will not be in serious conflict with the objectives of the general land use plan or the area plan in which situated.**

See Comprehensive Plan Considerations heading above. The Hearing Administrator finds the proposed use to not be in conflict with the stated goals of the Comprehensive Plan, nor with its *MLIU* designation.

- 2. It will provide safeguards for the protection of adjacent developed property, or if the adjacent property is undeveloped, for the legal permitted uses of such property.**

The Hearing Administrator finds that the proposed new tower will not have a significant impact upon any of the surrounding properties in a way that prohibits any of their legal or permitted uses.

- 3. It has adequate accessibility to the County road network.**

The site is served by S. Camino Loma Alta, which is a designated major street on the Pima County Major Streets & Routes Plan (MSRP). Access needs for such wireless facilities are minimal at best. With the above in mind, access is found to be adequate.

- 4. It has sufficient off-street parking and loading facilities, that will be developed in accordance with County engineering standards.**

Parking sufficiency and compliance with the Zoning Code in this regard is a matter verified at the time of permitting and development plan review.

- 5. It will meet County standards in terms of control of noise, smoke, glare or heat, odors, vibrations, fly, ash, dust, fumes, vapors, gasses, and other forms of air pollution, liquids and solid wastes.**

The Hearing Administrator finds that proposed use is found to not threaten the surrounding properties in any of the above ways.

6. **Hours of operation will not be detrimental to adjoining residents.**

This is an unmanned facility; hours of operation do not apply.

7. **Landscaping will be fully in conformance with zoning code regulations.**

Landscaping requirements, if any, are a matter enforced at the time of permitting.

HEARING ADMINISTRATOR'S RECOMMENDATION

After visiting the subject property and after considering all of the above and reviewing the applicant's submitted materials, the Hearing Administrator finds the proposed **communications tower**, together with a new on-the-ground equipment area, to be an acceptable use on the subject property and within the surrounding context.

It is therefore the recommendation of the Hearing Administrator that the Planning & Zoning Commission recommend **APPROVAL** of this Type III conditional use permit to the Board of Supervisors, subject to the following Standard and Special Conditions:

Standard Conditions

1. Obtaining an approved Development Plan.
2. Adherence to all requirements of Section 18.07.030.H (General Regulations and Exceptions) of the Pima County Zoning Code.

Special Conditions

1. The lattice tower shall be limited to its requested height of one hundred twenty-five feet (125') as shown on the submitted preliminary development plan.
2. The color of the new tower shall substantially match the color of the existing galvanized metal lattice tower on the same property.
3. The on-the-ground equipment compound shall be secured with an 8' tall masonry wall as shown on the submitted preliminary Development Plan. The masonry wall and gates shall be a color that substantially matches the other masonry on the site.

SONORAN DESERT CONSERVATION CONCEPT PLAN/ENVIRONMENTAL ISSUES

Comprehensive Plan Regional Environmental Policies — Conservation Lands System

In December, 2001 the Board of Supervisors incorporated the Maeveen Marie Behan Conservation Lands System (MMB-CLS) into the Comprehensive Plan 2001 Update as the Regional Environmental Policies. The MMB-CLS is the heart of the Sonoran Desert Conservation Plan (SDCP). On June 21, 2005, the Board of Supervisors amended the Comprehensive Plan Regional Environmental Policies and the MMB-CLS to reflect

recommendations from the SDCP Science Technical Advisory Committee that were based on new scientific and technical data. As adopted, Conservation Guidelines associated with the MMB-CLS establish conservation objectives for a variety of projects (e.g. rezoning actions, comprehensive plan amendments, Type II and Type III conditional use permits, etc.) that require a discretionary decision by the Board of Supervisors. Conservation objectives include:

- Important Riparian Areas — 95% undisturbed natural open space
- Biological Core Management Areas — 80% undisturbed natural open space
- Special Species Management Areas — 80% undisturbed natural open space
- Multiple Use Management Areas — 66-2/3% undisturbed natural open space

The subject site is located within an area that is designated as **Multiple Use Management Area** by the Maeveen Marie Behan Conservation Lands System.

Biological Impacts Report

On July 17, 2001, the Board of Supervisors adopted Ordinance No. 2001-103, which requires the applicant's notice to the US Fish and Wildlife Service (USFWS) staff regarding the pending matter, and staff commentary on biological resources and development impacts of the subject site and proposal.

Staff Commentary on Biological Impacts

Staff has reviewed this application and finds that: 1) its approval is not expected to affect any resources essential to Pima County's biological conservation priorities; and 2) that it would not be in conflict with the Regional Environmental Policies of the 2001 Comprehensive Plan Update. The site in question has already been disturbed by past development activity and now serves as a fire station. A minimal amount of desert scrub vegetation will be disturbed; compliance with applicable Native Plan Preservation requirements will be verified at the time of permitting.

Facts Confirmed by the Pima County Geographic Information System (GIS)

The following facts are confirmed by the Pima County GIS and the Sonoran Desert Conservation Plan maps with respect to this conditional use permit request:

Cactus Ferruginous Pygmy Owl. The subject property is not located within an area that is designated as Proposed of Former Critical Habitat, nor Draft Recovery Area, and is within Survey Zone 1. This site is located within the Priority Conservation Area (PCA) for this species.

Western Burrowing Owl. The subject property is located within a general area designated as having medium quality habitat for the Western Burrowing Owl. It is not within the Priority Conservation Area (PCA) for this species.

Pima Pineapple Cactus. The subject property is located within an area that is outside the known range of the Pima Pineapple cactus. It is not within the Priority Conservation Area (PCA) for this species.

Needle-Spined Pineapple Cactus. The subject property is located within an area that is designated as having high potential for the Needle-Spined Pineapple cactus. It is not within the Priority Conservation Area (PCA) for this species.

**REVIEW BY DEPT. OF TRANSPORTATION AND THE REGIONAL FLOOD
CONTROL DISTRICT**

The Department of Transportation and the Flood Control District will review this project as needed during the Development Plan and/or permitting process.

attachments

cc: Chris Poirier, Director, Development Services
Dan Ice, Chief Building Official
Tom Drzazgowski, Chief Zoning Inspector & Interim Planning Official
Rincon Valley Fire District, Property Owner
Yvette Potkonjak, State 48 Consulting; Applicant on Behalf
of Vertical Bridge & T-Mobile

Regional Flood Control District Comments:

The District has reviewed the site conditions and offers the following information:

1. The project is not impacted by a federal or local floodplain or regulated riparian habitat.

The District has no objection to the conditional use permit.

Environmental Planning Comments:

BIOLOGICAL RESOURCES

The approx. 4-acre site is entirely within the Multi-use Management Area (MUMA) designation of the Maeveen Marie Behan Conservation Lands System (CLS). The site was developed as a fire station prior to the 2002 implementation of the CLS, with approx. 2.25ac of natural open space left undisturbed when the CLS went into effect.

The site is within a Priority Conservation Area (PCA) for the cactus ferruginous pygmy owl; it is outside PCAS for western burrowing owl, Pima pineapple cactus, and needle-spined pineapple cactus.

The site has not been identified as a priority acquisition under any county bond program.

LANDSCAPE CONTEXT

The project site is located at the corner of S. Camino Loma Alta and E. Voyager Rd., west of E. Old Spanish Trail southeast of Tucson. It is zoned for residential uses (CR-1) and is adjacent to a newly graded subdivision on the north and west sides, with low-density residential uses to the south and east. The site is approx. 200ft north of Pima County's Colossal Cave Mountain Park and is within the "Saguaro National Park (East) to Rincon Valley Landscape Wildlife Movement Area" as identified by the AZ Game and Fish Dept. (2013).

POTENTIAL IMPACT TO BIOLOGICAL RESOURCES AND CLS

The conditional use being requested here is the installation of a new 125-foot self-supporting lattice tower with a 4-foot lightning rod, to be built within a 50' x50' secured equipment compound. This will result in approx. 2,500 square feet of new disturbance. There is existing access to this area; no new driveways or access roads are proposed.

The Guidelines for the MUMA designation call for setting aside two acres of natural open space (NOS) for each acre disturbed. (See Pima Prospers Ch. 3.4.) To comply with this guideline entirely onsite, the applicant must limit their disturbance to no more than 33.3 percent of the site.

Due to the existing fire station and associated disturbance that predated CLS implementation, compliance with the CLS Guidelines can be met here by ensuring any new disturbance is limited to no more than 33.3 percent, or 0.75 acres (32,760 sqft.) of the 2.25 acres of NOS remaining onsite when the CLS was implemented. This project proposes to disturb a total of 2,500 square feet, which is well within the 33.3 percent disturbance limit.

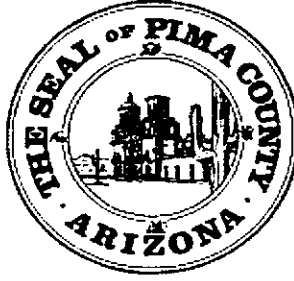
In light of the proposal's compliance with the CLS Guidelines, and in conjunction with the following recommended Condition, this project is not expected to significantly alter the condition or integrity of biological resources in the area or the viability of the CLS.

RECOMMENDED CONDITION:

The property owner shall achieve compliance with the Maeveen Marie Behan Conservation Lands System (CLS) Guidelines by limiting their onsite disturbance to the amount, location, and configuration shown on the approved site plan.

Transportation Staff Report

The Department of Transportation has no objection to this conditional use permit and recommends approval. Access to the wireless facility will be provided via the existing driveways for the Fire Station on Camino Loma Alta.



**PIMA COUNTY
DEVELOPMENT SERVICES DEPARTMENT**

201 N. Stone Avenue, 1st Floor
Tucson, Arizona 85701-1207

CHRIS POIRIER
Director

Phone: (520) 740-6520
FAX: (520) 798-1843

MEMORANDUM

TO: Members of the Pima County Planning & Zoning Commission

FROM: Jim Portner, Pima County Hearing Administrator

SUBJECT: **P25CU00008 – RINCON VALLEY FIRE DISTRICT – S. CAMINO LOMA ALTA; Type III Conditional Use Permit Request for a One Hundred Twenty-Five Foot (125') Tall Communications Tower**

DATE: June 11, 2025

This memorandum is intended to assist the members of the Planning & Zoning Commission in its evaluation of the above-referenced Type III request for a new communications tower. Per the Federal Telecommunications Act of 1996, twenty-one (21) criteria were established which can be considered by the local zoning authority in its decision to approve or deny such requests.

These twenty-one criteria are listed below (*in italics*), with a brief commentary on each for the Commission's consideration:

1. *Amount of compliance with permit requirements.* A Type III CUP is required because this is a request for a new, free-standing communications tower that exceeds fifty feet (50').
2. *Staff approval or disapproval.* Not applicable; the Type III CUP process calls for a recommendation by the Hearing Administrator to the P&Z, then a recommendation by the P&Z to the Board of Supervisors, who then render a final decision of approval or denial. The Hearing Administrator's recommendation has been provided via a separate staff report memorandum to the Planning & Zoning Commission.
3. *Zoning approval or disapproval.* Not applicable; same comment as Item No. 2 above. This site is zoned CR-1 (Residential).

4. *Other towers in the same zoning classification.* Prior towers have been approved in the CR-1 zoning district.
5. *Other towers in other zoning classifications.* Pima County has previously approved towers in the SH, GR-1, RH, SR, CR-1, and CR-4 residential zones, in the SP (Specific Plan) zone, in the CB-1 and CB-2 business zones, and in the CPI industrial zone.
6. *Amount of neighborhood opposition and whether it is substantial and supported by factual evidence.* As of the writing of this memorandum, staff has received no separate letters, emails, or any public comment of opposition nor support.
7. *Type of neighborhood opposition.* See Item #6 above. None received to date.
8. *Nature of neighborhood opposition, whether aesthetic, etc.* See Item Nos. 6 & 7 above.
9. *Amount, type, and nature of evidence offered by wireless provider.* Extensive materials are contained within application packet; additional information may be sought by the Commission at hearing.
10. *Expert testimony.* None to date given by any separate parties.
11. *Height of tower.* The height of the proposed monopole tower is one hundred twenty-five feet (125') to the top of the lattice structure. A required lightning rod will be mounted atop the lattice work.
12. *Color of tower.* The applicant proposes no camouflage for the tower other than to substantially match the existing, similar lattice tower that is already in place on the property. This existing tower is galvanized metal.
13. *Possibilities of camouflage.* See Item No. 12 above. The Hearing Administrator concurs with the applicant's approach, given the height of the tower and the precedent that has been set by the existing tower on the same property.
14. *Service coverage issues; such as whether a gap would be created that would impede emergency service.* The applicant has provided pre- and post-coverage maps. In evaluating same, it is demonstrated that the proposed tower will materially improve signal strengths within an existing region of poor and spotty coverage.
15. *Alternative sites explored.* The applicant's narrative describes their efforts to evaluate alternative tower/antennae locations. These include a self-storage site within the search ring, as well as the inventorying of existing verticality possibilities. In the end, terms could not be agreed upon with the self-storage owner, and existing verticality in the region was found to be of insufficient height to meet the RF and coverage requirements needed.

16. *Possibilities for co-location on an existing tower.* The applicant's narrative indicates that existing verticality within the search ring was not of sufficient height to that satisfy RF signal requirements.
17. *Possibilities for more, shorter towers.* The applicant's narrative did not speak specifically to this topic. Pima County supports the idea of co-location for multiple wireless carriers rather than a proliferation of new single-service towers dedicated to individual carriers.
18. *Provision for tower removal.* The applicant's narrative did not speak to this topic.
19. *Possibilities for this tower serving as a co-location site for other providers.* The proposed tower's initial wireless carrier is T-Mobile. The tower is structurally designed to accommodate additional co-location for up to three future wireless carriers beyond the initial T-Mobile antennae array.
20. *Time taken to make the decision (by the local zoning authority).* This item is before the Commission for the first time at its June 25, 2025 public hearing. Federal law encourages a timely response by the local zoning authority. It is recommended that the Commission renders its formal recommendation to the Board of Supervisors at its June 25, 2024 meeting.
21. *Government contracts with the wireless provider.* All such towers are required by federal law to facilitate emergency communication antennae to local providers, if requested. It should be noted that the existing lattice tower on the same property already provides emergency communication to the Fire District and through Pima County's PCWIN system.



Conditional Use Permit Application

Property Owner: RINCON VALLEY FIRE DISTRICT Phone: (520) 647-3760

Owner's Mailing Address, City, State & Zip: 14550 E Sands Ranch Rd, Vail, AZ 85641

Applicant (if different from owner): Yvette Potkonjak Phone: 480-685-0858

Applicant's Mailing Address, City, State & Zip: 14301 N. 87th Street #105 Scottsdale, AZ 85260

Applicant's or Owner's Email Address: yvette@state48consulting.com

Property Address or Tax Code: 8850 S Camino Loma AltaVail, AZ 85641

Type of Use Proposed for the Property: The proposed property is currently being used as a fire department. There is also currently a cell tower on the property. We are proposing to add another cellular tower on the property.

Discuss the proposed use and it's compatibility with the surrounding area: Being that there is already a cell tower on the proposed property, adding a second tower would blend not add an additional use to the property.

☒ The applicant agrees to contact the [Regional Flood Control District](#) to discuss the proposal prior to application submittal.

☒ The applicant agrees to contact United States Fish and Wildlife Service at scott_richardson@fws.gov and provide a written notice that an application for a conditional use permit has been submitted a minimum of 15 days prior to the public hearing date.

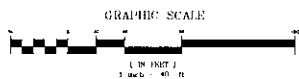
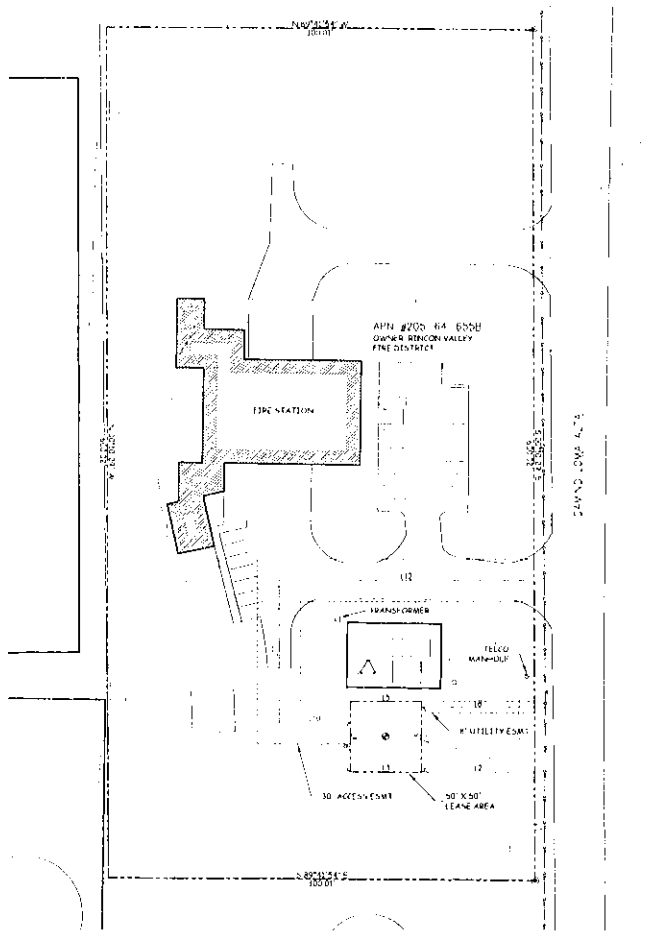
This application is for a (Select one):

☐ Type I Conditional Use ☐ Type II Conditional Use ☒ Type III Conditional Use

Terms and Conditions

☒ I confirm the information provided is true and accurate to the best of my knowledge. I am the owner of the above described property or have been authorized by the owner to make this application. (By checking the box, I am electronically signing this application.)

Date: 04/02/2025



LINE	BEARING	DISTANCE
1	N 0°10'24" W	76.41'
2	S 90°00'00" W	79.71'
3	N 90°00'00" W	50.00'
4	S 0°00'00" E	50.00'
5	S 90°00'00" E	50.00'
6	S 0°00'00" E	50.00'
7	N 0°00'00" W	46.00'
8	S 90°00'00" E	79.51'
9	N 0°00'00" W	35.00'
10	S 90°00'00" W	50.45'
11	N 0°00'00" W	100.02'
12	N 90°00'00" E	179.14'

LEGEND

POB	POINT OF BEGINNING	SPOT ELEVATION
POE	POINT OF TERMINUS	POSITION OF
PVE	PUBLIC UTILITY EASEMENT	DECODED COORDINATES
ROW	RIGHT OF WAY	WATER CONTROL VALVE
DW	DRIVEWAY	STEEL HYDRANT
SW	SIDEWALK	POWER POLE
BOH	BRASS CAP TRIMMATHOLF	SEWER CLEANOUT
BCFL	BRASS CAP FLUSH	SEWER MANHOLE
		FOUND IN CHAIN
		BARBED WIRE FENCE
	OVERHEAD ELECTRIC	PROPERTY LINE

FEMA FLOOD INFORMATION

MAP NUMBER	COMMUNITY NUMBER	PANEL #	SUFFIX	PANEL DATE	FIRM ZONE
040002930	040073	2330	4	6/16/2011	X

CENTER OF PROPOSED MONUMENT (INACCS)
 LATITUDE 31°07'28.57" NORTH
 LONGITUDE 107°45'16.65" WEST
 ELEVATION 3198.82 (INACCS)

1-A ACCURACY CERTIFICATION

THE HORIZONTAL ACCURACY OF THE LATITUDE AND LONGITUDE AT THE CENTER OF EACH SECTION SHALL BE WITHIN FORTY FEET. THE ELEVATIONS (INACCS) OF THE GROUND AND FEATURES SHALL WITHIN THREE (3) FEET.

PARENT PARCEL LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 16 EAST, GILA AND SALT RIVER BASIN AND MARICOPA, PIMA COUNTY, ARIZONA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 27

THENCE SOUTH 89°50'11" WEST ALONG A LINE WHICH IS 79.00 FEET WESTLY OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 27 A DISTANCE OF 255.00 FEET TO THE POINT OF BEGINNING.

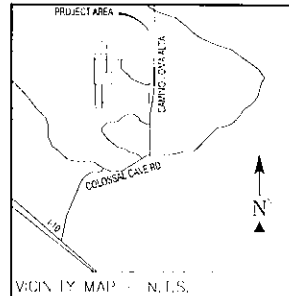
THENCE CONTINUE NORTH 0°33'22" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 600.02 FEET

THENCE SOUTH 89°55'11" WEST A DISTANCE OF 300.00 FEET.

THENCE SOUTH 0°33'22" EAST A DISTANCE OF 650.02 FEET.

THENCE NORTH 89°50'11" EAST A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTIONS



FIELD MARK

ELEVATIONS WERE ESTABLISHED FROM PROCESSING GPS DATA WITHIN AND CONFORMING TO THE "2005" STANDARD AND APPLYING REQUIRED SEPARATIONS AND ARE AT THE TIME OF SURVEY.

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA EAST ZONE, DETERMINED BY GPS OBSERVATIONS.

SURVEY DATE

6/16/2014

SURVEYOR'S NOTES

SURVEY PERFORMED FOR VRSI, LLC.

ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECT THE IMMEDIATE AREA SURROUNDING THE EASEMENT HAVE BEEN PLOTTED (EXCEPT FOR RIGHT-OF-WAY). SURVEYOR HAS NOT PERFORMED A SEARCHED PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.

THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

AT THE TIME OF THE SURVEY, NO ENCROACHMENTS WERE DISCOVERED THAT AFFECTED THE VARIANCE OR EASEMENT AREAS VARIANCE AND VARIANCE LIE ENTIRELY WITHIN THE PARENT PARCEL.

THE ACCESS AND UTILITY EASEMENT ADJOINS TO A PUBLIC RIGHT OF WAY.

UTILITY NOTES

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN ON THIS LOCATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER THIRD-PARTY AGENTS TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, DELOCATION, AND/OR REPAIRMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

PROJECT INFORMATION

Client

verticalbridge

OFFICE: 480.854.1200
 MOBILE: 480.854.1201

PLANS PREPARED BY:

State 48
 DEVELOPMENT CONSULTING
 WWW.STATE48CONSULTING.COM
 1800 N. GILBERT ST. SUITE 100
 SCOTTSDALE, ARIZONA 85257
 (480) 242-1200 (480) 242-1201

PLANS PREPARED BY:

W. J. Smith
 CONSULTING
 2825 N. GILBERT ST. SUITE 100
 SCOTTSDALE, ARIZONA 85257
 (480) 854-1212 (480) 854-1213

THESE DRAWINGS ARE PRELIMINARY. CONSULT WITH THE PROPERTY OWNER AND THE PROJECT DEVELOPER FOR THE USE OF THIS PROJECT. ANY REVISIONS, DELETIONS, OR ADDITIONS TO THE INFORMATION CONTAINED WITHIN THESE DRAWINGS IS INDICATED BY A WRITTEN CHANGE OR REVISION.

PROJECT NUMBER: 00000001
 SHEET: 1 OF 1

REVISIONS

1. 01/20/2014 PRELIMINARY

2. 01/20/2014 PRELIMINARY

3. 01/20/2014 PRELIMINARY

4. 01/20/2014 PRELIMINARY

5. 01/20/2014 PRELIMINARY

6. 01/20/2014 PRELIMINARY

7. 01/20/2014 PRELIMINARY

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11. 01/20/2014 PRELIMINARY

12. 01/20/2014 PRELIMINARY

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30. 01/20/2014 PRELIMINARY

31. 01/20/2014 PRELIMINARY

32. 01/20/2014 PRELIMINARY

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41. 01/20/2014 PRELIMINARY

42. 01/20/2014 PRELIMINARY

43. 01/20/2014 PRELIMINARY

44. 01/20/2014 PRELIMINARY

45. 01/20/2014 PRELIMINARY

46. 01/20/2014 PRELIMINARY

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54. 01/20/2014 PRELIMINARY

55. 01/20/2014 PRELIMINARY

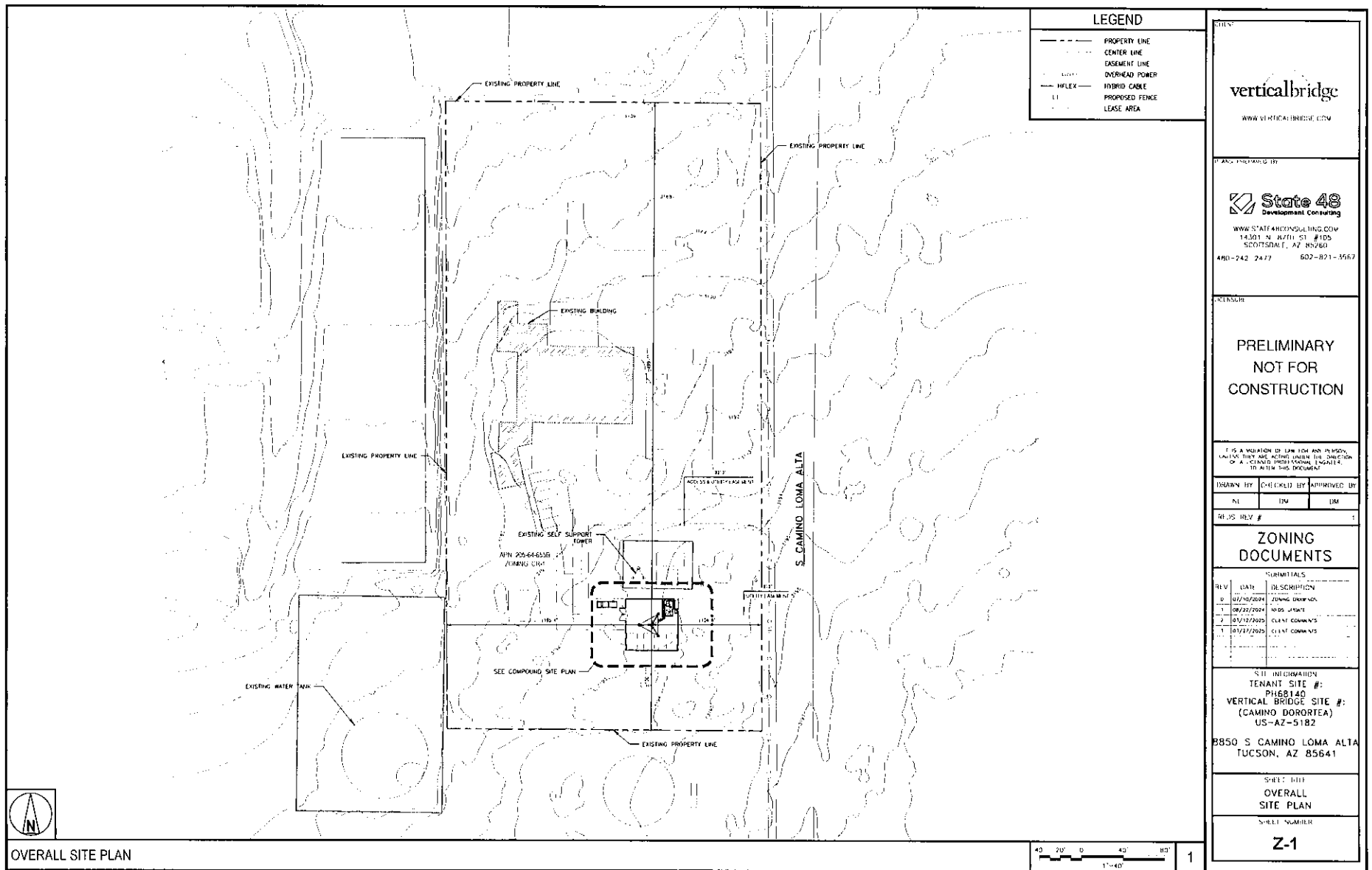
56. 01/20/2014 PRELIMINARY

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58. 01/20/2014 PRELIMINARY

59. 01/20/2014 PRELIMINARY

60. 01/20/2014 PRELIMINARY



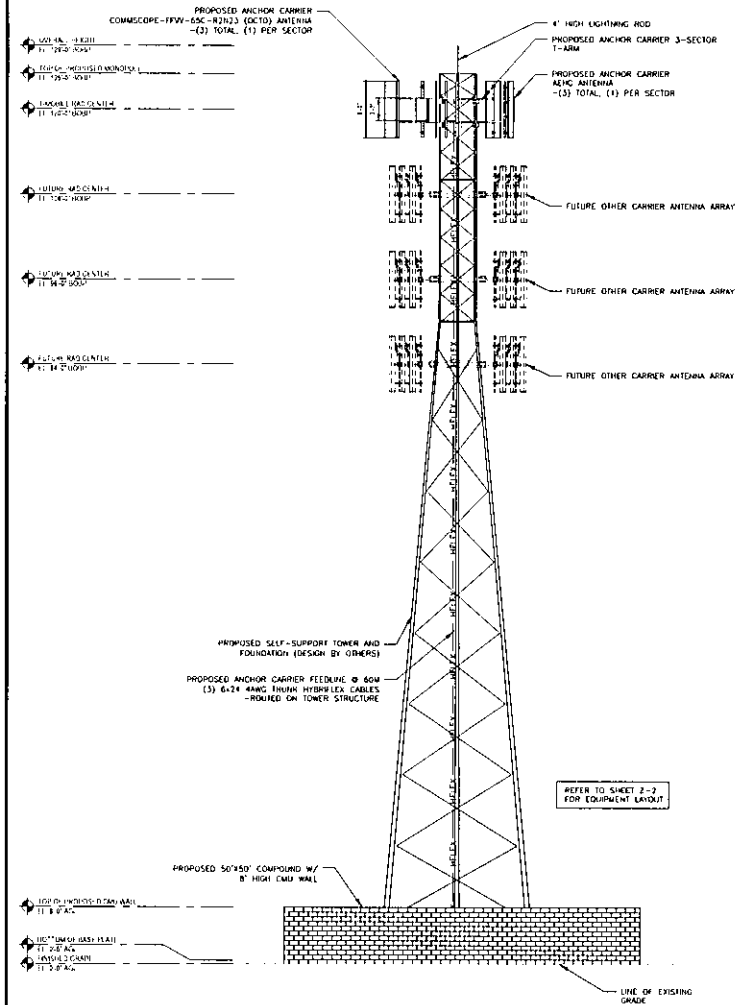
SOUTH ELEVATION

NORTH ELEVATION

Not I.T. No. AB11, R

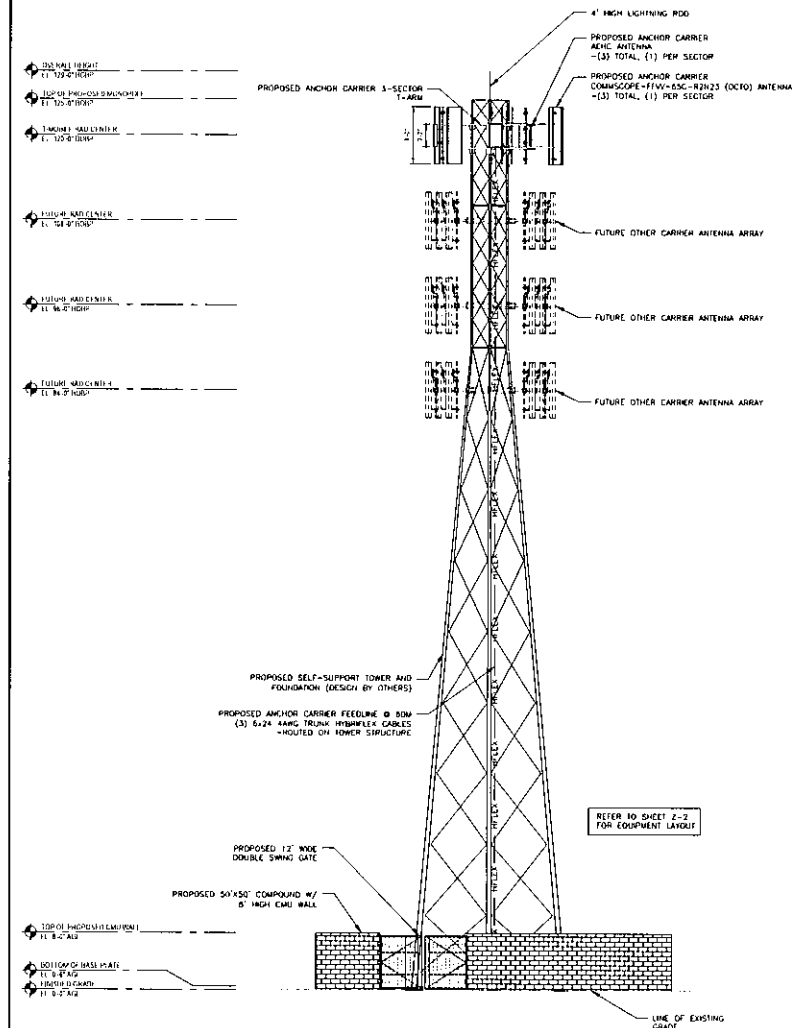
Z-3

NOTE:
1. ALL HEIGHTS MEASURED FROM BOTTOM
OF BASE PLATE @ 0'-6" AGL



EAST ELEVATION

NOTE:
1. ALL HEIGHTS MEASURED FROM BOTTOM
OF BASE PLATE @ 0'-6" AGL



WEST ELEVATION

WWW.VERTICALBRIDGE.COM

PLANS PROVIDED ARE:

State 48
Development Consulting

WWW.STATE48CONSULTING.COM
14301 N. 87TH ST. #100
SCOTTSDALE, AZ 85258
480-247-7477 602-827-3567

CONCLUDE

PRELIMINARY
NOT FOR
CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON,
UNLESS THEY ARE ACTING UNDER THE DIRECTION
OF A LICENSED PROFESSIONAL ENGINEER,
TO ALTER THIS DOCUMENT.

DRAWN BY	CHECKED BY	APPROVED BY
NI	DM	DM

WDS: REV #

ZONING
DOCUMENTS

REV	DATE	SUBMITTALS
0	03/16/2024	ZONING PERMITS
1	06/22/2024	WDS UTM
2	08/27/2024	FINAL COMMENTS
3	03/27/2025	FINAL COMMENTS

SITE INFORMATION
TENANT SITE #:
PHB5140
VERTICAL BRIDGE SITE #:
(CAMINO DOROTEA)
US-AZ-5182
8850 S CAMINO LOMA ALTA
TUCSON, AZ 85641

SHEET TITLE
TOWER
ELEVATION

SHEET NUMBER
Z-4

Project Narrative

Site Name: US-AZ-5182

Parcel Number: 205-64-655B

Site Address: 8850 S CAMINO LOMA ALTA, CORONA DE TUCSON, AZ 85641

S/T/R: 27 15S 16E

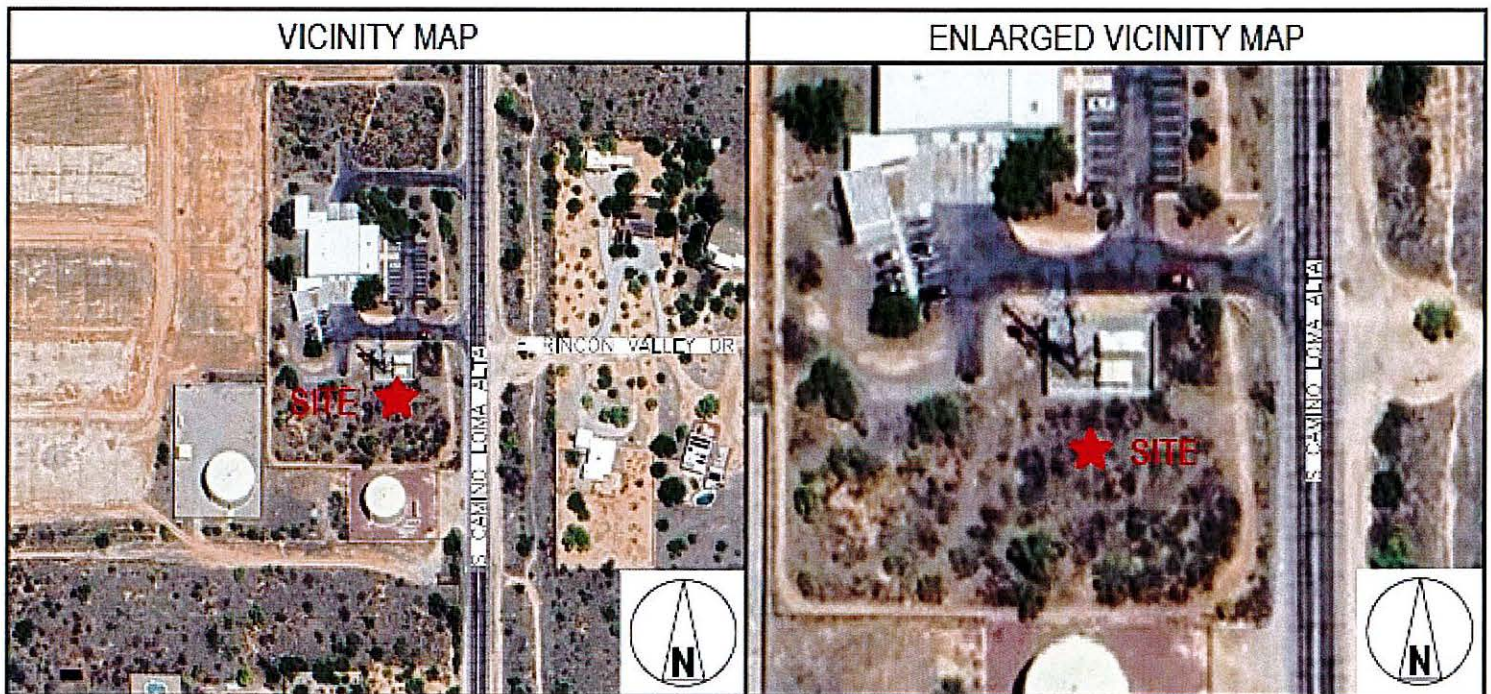
Zoning: CR-1

Site Coordinates:

32°05'25.6"N 110°41'16.6"W

(32.090444, -110.687944)

Description of Request: Vertical Bridge is proposing to install a new 125' Self Supporting Lattice Tower in a 50' x 50' compound, on Parcel 205-64-655B located at 32°05'25.6"N 110°41'16.6"W.



Submitted by:

Yvette Potkonjak
Project Manager
State 48 Development
Consulting 14301 N. 87th Street
#105 Scottsdale, AZ 85260
Mobile: (602) 935-0885
Email:
re@state48consulting.com
www.state48consulting.com

Purpose of Request:

State 48 Development Consulting will be working on behalf of Vertical Bridge, in partnership with T-Mobile, to install a new wireless communications facility and associated ground equipment at 8850 S Camino Loma Alta, Corona De Tucson, AZ 85641. The proposed facility will be located on land owned by the Rincon Valley Fire District, which currently operates a fire station on the parcel. The new tower will be sited near the existing structure, adjacent to—but not on—the same footprint as an existing cell tower. Despite efforts to co-locate, the current tower tenant declined access, necessitating the development of a new, separate structure.

Vertical Bridge proposes to install a new 125-foot self-supporting lattice tower with a 4-foot lightning rod, resulting in a total height of 129 feet. The tower will be built within a 50' x50' secured equipment compound, enclosed by an 8-foot-high CMU. The compound will include ground-mounted telecommunications equipment, fiber and power connections

The tower will be capable of hosting multiple wireless carriers, with T-Mobile occupying the highest mounting position (RAD) at 125 feet. Future co-locations will be accommodated at lower elevations to reduce the need for additional towers in the area and promote infrastructure efficiency.

The facility will occupy only a small portion of the overall site and has been thoughtfully sited on a property already developed for public safety use. The location was selected based on technical coverage requirements and community benefit, with the goal of closing a documented service gap in the area. Once operational, the tower will provide enhanced wireless coverage for local residents, Rincon Valley emergency personnel, and the traveling public, improving both everyday communication and emergency response capabilities in this rural corridor of southeast Pima County.

1. Zoning Phase:

During the zoning phase, State 48 Development Consulting will work closely with Pima County to ensure the proposed communication tower project complies with all zoning regulations, land use requirements, and the Conditional Use Permit process under §18.07.030(H). This phase includes the submission of detailed plans and documentation describing the tower's design, height, location, screening methods, and purpose. Zoning approval will ensure the proposed facility supports the County's goals of enhancing public safety infrastructure while minimizing visual and community impact.

2. Building Permit Phase:

Once zoning approval is granted, the project will proceed to the building permit phase. This includes submission of detailed construction drawings, structural engineering reports, and utility coordination plans necessary for the physical installation of the tower. The building permit review will ensure the project complies with all applicable safety, electrical, and building codes. Upon issuance of the building permit, Vertical Bridge will mobilize for construction.

3. Construction Phase:

The construction phase will begin immediately after permit issuance. The anticipated construction timeline is approximately six weeks. Work will include site preparation, foundation work, erection of the lattice tower, antenna mounting, equipment installation, and system testing. Quality control procedures will be followed throughout to ensure compliance with approved plans and industry standards. Vertical Bridge will use compatible materials, colors, and finishes to maintain visual harmony with the fire station and surrounding rural character.

Potential for Growth:

The proposed wireless facility is designed to accommodate up to four wireless carriers, including T-Mobile as the primary anchor tenant. The self-supporting lattice tower will include structural capacity and vertical space to support future co-located antennas at lower elevations. This approach aligns with Pima County's goal of minimizing tower proliferation by promoting shared use of infrastructure wherever technically feasible.

Additional wireless carriers will have the opportunity to locate equipment on the tower following the appropriate zoning and permitting processes. The equipment area has been designed with expansion in mind and can be modified in the future to include additional lease space within the compound, subject to site plan and zoning approvals. All new installations will be required to match the materials, colors, and screening methods of the original development to ensure a consistent and cohesive design.

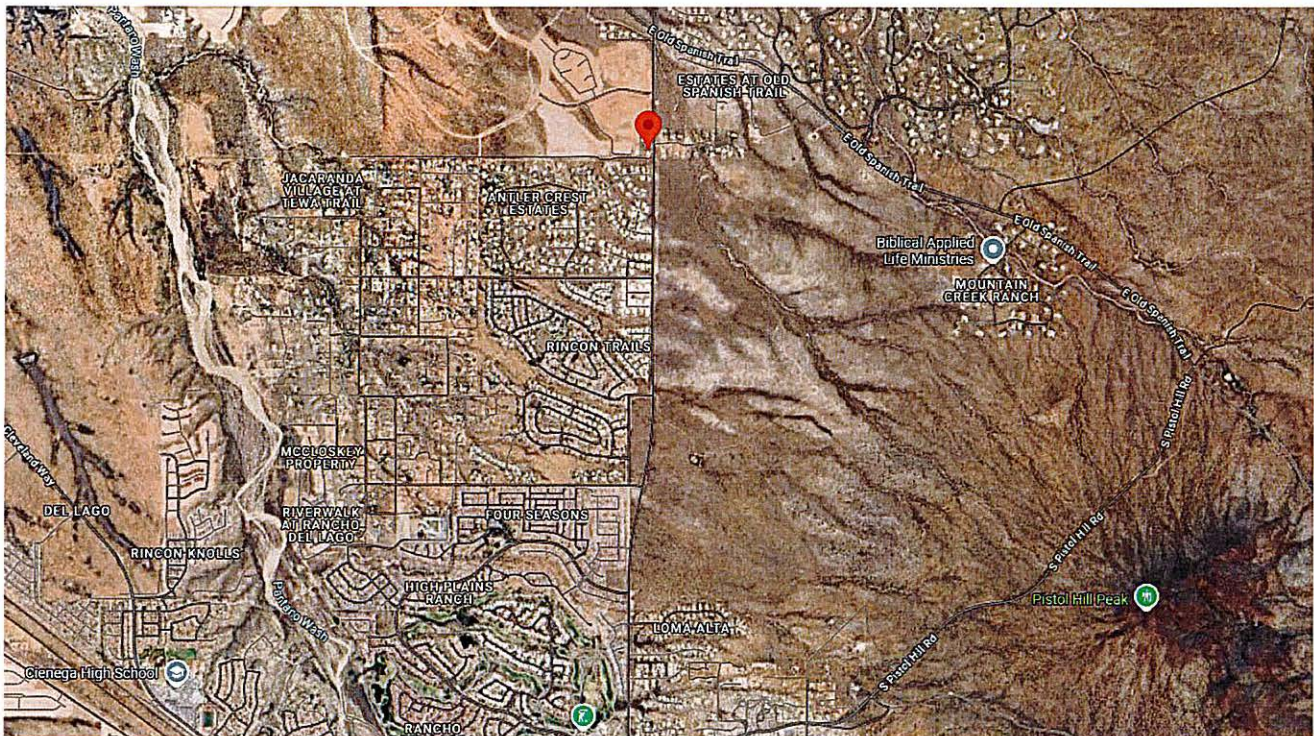
By providing infrastructure that supports multi-carrier co-location, this project not only addresses the immediate coverage needs in the Rincon Valley area but also anticipates future growth in wireless demand—helping preserve community character while delivering essential connectivity services.

Project Narrative: T-Mobile Site: US-AZ-5182 APN: 205-64-655B

Public Utilities and Services

Public Utilities and Services:

The proposed wireless facility will directly enhance the communication capabilities of the Rincon Valley Fire District, which operates the fire station located on-site at 8850 S Camino Loma Alta. Improved wireless coverage will support faster, more reliable E911 call routing, emergency data transmission, and coordination with other first responders in the region. In addition to benefiting fire operations, the new facility will improve connectivity for public utilities and services that rely on stable mobile networks, including law enforcement, waste and water utilities, and school safety systems. The surrounding area includes multiple K-12 schools and rural residences where dependable service is essential for remote learning, digital communication, and emergency alerts. By addressing an existing coverage gap, this tower will strengthen the backbone of the region's public safety infrastructure, ensure continuity of service for essential utilities, and improve daily communications for both residents and critical service providers throughout the Rincon Valley area.



- Water – Vail Water Company
- Sewer – Pima County Regional Wastewater Reclamation Department (RWRD)
- Trash Services - Republic Services
- Police – Pima County Sheriff's Department – Corona de Tucson Substation
- Fire Services – Rincon Valley Fire District – Station 291

Project Narrative: T-Mobile Site: US-AZ-5182 APN: 205-64-655B

Public Utilities and Services

After conducting a thorough review of each parcel, it was determined that the selected parcel best suits the requirements noted in the Zoning Ordinance and was the least intrusive to surrounding parcels. In addition, it is located where the highest need for improved coverage was identified. Studies are regularly conducted to determine the optimal coverage solution for the area. The carrier's commitment to providing reliable and seamless service to valued customers necessitates adapting to the changing requirements of each area. Through the strategic placement of the tower and utilizing different spectrum bands, they can meet the evolving needs of users and ensure a consistent and satisfactory experience across the entire coverage area.

The installation of this proposed wireless facility will significantly improve coverage for the surrounding community. The project stands as a proactive solution to address the existing deficiency in coverage as noted on the following page. By installing this wireless facility, the community can anticipate a significant stride forward in connectivity, enabling smoother communication, reliable Internet access, and seamless data transmission for users. This initiative not only responds to the immediate needs of the community but also paves the way for future technological advancements, fostering an environment of progress.

Evidence of Need for Tower

- (i) There are no existing towers or structures located within the geographic area that meet the engineering, capacity, or technical requirements of T-Mobile. As shown in the following slides, propagation maps, this location has been identified as a "Significant Gap in Service" area. Studies are regularly conducted to determine the optimal coverage solution for the area. The carrier's commitment to providing reliable and seamless service to valued customers necessitates adapting to the changing requirements of each area.
- (ii) The existing towers or structures are not of sufficient height or structural strength to meet the applicant's engineering, capacity, or technical requirements. Decreased height will lead to significant loss of coverage. Through the strategic placement of the tower and height utilizing different spectrum bands, they can meet the evolving needs of users and ensure a consistent and satisfactory experience across the entire coverage area. The proposed wireless facility height of 125' will allow for additional wireless carriers to collocate in the future, thereby reducing the need for future towers in this area.
- (iii) The proposed wireless facility would not cause electromagnetic interference with existing antennas on the existing towers. In addition, surrounding structures would not cause electromagnetic interference with the proposed wireless facility.
- (iv) The fees, costs or contractual provisions required by the owner of the existing tower in order to share said tower is not unreasonable.
- (v) Other nearby towers do not address the significant gap for coverage in the surrounding area.

Project Narrative: T-Mobile Site: US-AZ-5182 APN: 205-64-655B

Evidence of Need for Tower

Per the requirement of Pima County Zoning Ordinance: A Conditional Use Permit may be approved only if the Planning Commission determines that all of the following criteria have been met: Chapter 8.7.3 I. Step 9 (Approval Criteria).

1. Tower Type & Zoning Compatibility

The proposed self-supporting lattice tower is located in the CR-1 (Single Residence Zone), which permits communication towers subject to zoning compliance and approval of a Type III Conditional Use Permit. This application includes all materials required for CUP review and demonstrates that the use is consistent with the zoning code and applicable development standards.

2. Tower Height & Setbacks

The proposed tower has a total height of 129 feet, including the 4-foot lightning rod. In accordance with §18.07.030(H)(4)(a)(2), the tower will be sited to ensure that all required minimum setbacks equal to the tower's height are met from any adjacent residential zoning or residential structures. This ensures safety and compatibility with neighboring parcels.

3. Design Requirements in Rural/Residential Zones

While stealth design is typically required in residential or visually sensitive areas, the use of a lattice tower in this rural location is appropriate due to existing infrastructure (fire station) and the absence of nearby scenic routes or overlay zones. Visual impact will be mitigated through neutral tower coloration, strategic placement, and screening of the equipment area using CMU walls and landscaping as required by the Code.

4. Collocation Encouragement

The tower is structurally designed to support collocation of up to four wireless carriers, consistent with §18.07.030(H)(1)(f). This design approach meets the County's intent to minimize the total number of towers in the area by maximizing the use of infrastructure and allowing multiple carriers to share a single facility. T-Mobile Wireless will occupy the highest antenna position, with space reserved for future tenants.

5. Screening & Landscaping

The equipment area will be enclosed by an 8-foot-high CMU wall, and landscaping will be provided in accordance with Chapter 18.73 to ensure screening from nearby residential properties and the public right-of-way. These measures will ensure that the site is visually buffered and consistent with the surrounding development character.

6. Access from Public Road

Access to the wireless facility will be provided via the existing paved entrance to the Rincon Valley Fire Station off S Camino Loma Alta, a publicly maintained road. No new driveways or curb cuts will be created. This complies with §18.07.030(H)(4)(g) and ensures safe and reliable site access for installation and maintenance.

7. Notification, Technical Materials, and Site Plan Review

As required for a Type III CUP, this application includes:

A detailed site plan

A narrative of need, including coverage gap documentation

RF propagation maps signed by a licensed radio frequency engineer

Co-location analysis and alternative site review

Additionally, the applicant will comply with public notification requirements, including mailing notices to property owners within 1,000 feet of the site in accordance with Pima County procedure.

8. FAA & FCC Compliance

Prior to issuance of a building permit, the applicant will submit documentation verifying that the proposed facility has been reviewed for compliance with all applicable Federal Communications Commission (FCC) and Federal Aviation Administration (FAA) requirements, or documentation demonstrating exemption from such regulations, as applicable.

Project Narrative: T-Mobile Site: US-AZ-5182 APN: 205-64-655B
Co-location Analysis and Alternative Site Review

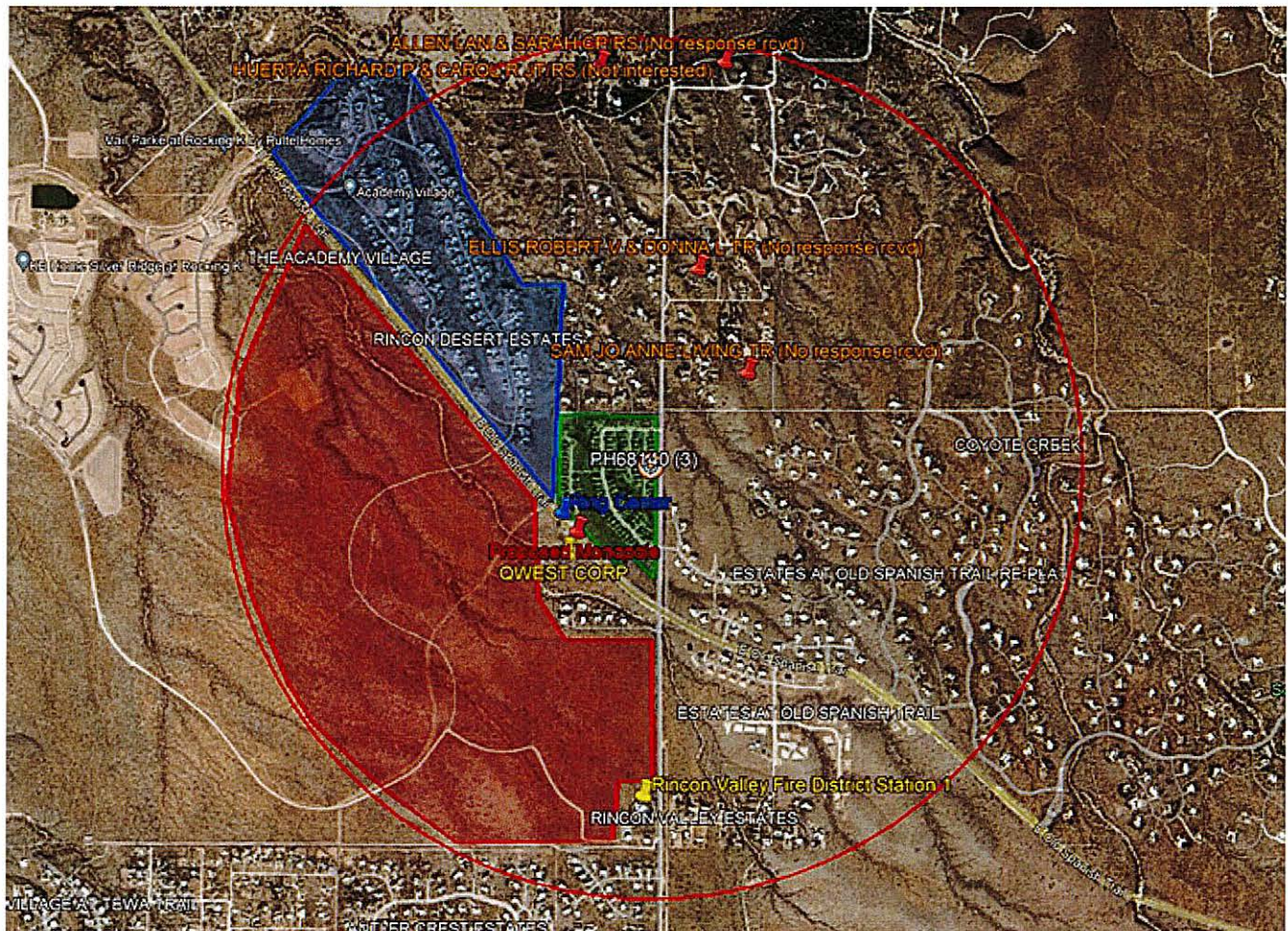
In accordance with Pima County Zoning Code §18.07.030(H)(3)(f), T-Mobile Wireless and its development partner, Vertical Bridge, conducted a thorough co-location analysis and alternative site review prior to proposing a new self-supporting lattice tower at 8850 S Camino Loma Alta in Corona de Tucson, AZ. The first candidate considered was a commercial parcel at Rincon Valley Storage, located at 14150 E Old Spanish Trail, Vail, AZ 85641. During the initial site walk, general lease terms were agreed upon with the landlord. However, after reviewing the formal lease agreement, the landlord submitted redlined revisions that Vertical Bridge could not accept due to several significant deviations from standard business terms. Despite making a reasonable counteroffer, the landlord declined to proceed, and the site was removed from consideration.

In addition to the Rincon Valley Storage site, T-Mobile and Vertical Bridge analyzed opportunities to co-locate on existing communication towers in the surrounding area. According to the Federal Communications Commission (FCC) Antenna Structure Registration (ASR) database, there are no existing registered communication towers within a 2-mile radius of the proposed site. This lack of nearby infrastructure further supports the necessity of a new, purpose-built facility to address the documented wireless service gap in the area.

Other potential parcels—including residential, commercial, and County-owned sites—were also reviewed. However, these locations did not meet coverage objectives, or were unavailable due to landowner unwillingness. While an existing tower is present on the fire station parcel, T-Mobile formally pursued co-location on that structure and was denied access by the current tenant.

The proposed site at the Rincon Valley Fire Station offers secure access, proximity to utilities, a central location within the target coverage area, and compatibility with surrounding land use. RF propagation maps signed by a licensed radio frequency engineer are included with this application to illustrate the current service deficiencies and projected improvements provided by the proposed tower. With T-Mobile committed as the anchor tenant and the tower designed to support up to four carriers, this facility presents the most efficient, technically justified, and least visually intrusive solution to meet the community's wireless infrastructure needs.

Alternative Site Analysis Co-location Analysis and Alternative Site Review: Alternative Locations

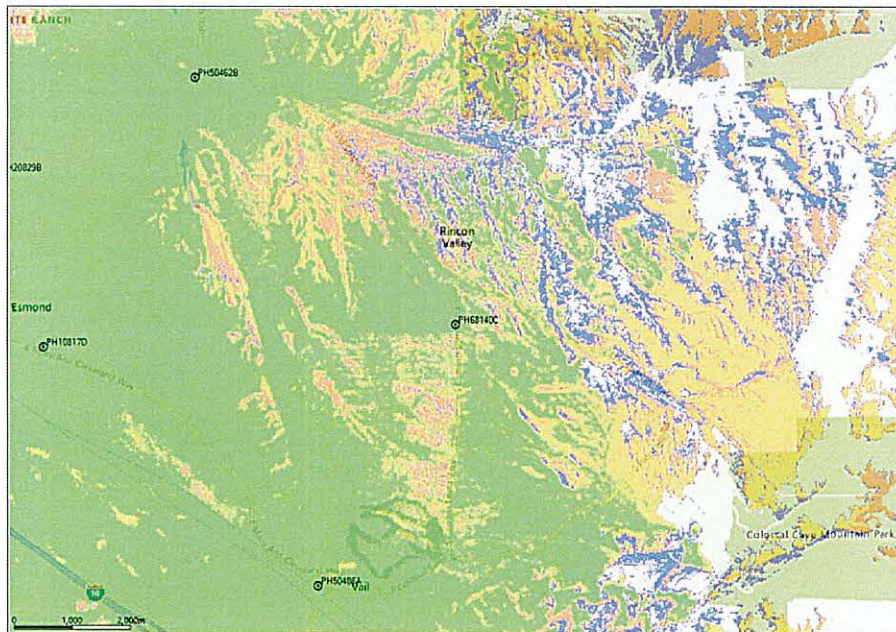


Blue: ACADEMY VILLAGE HOA INC
Green: SPANISH TRAIL ESTATES HOA
Red: MULT TITLE AGENCY OWNERSHIP

Highlights in Coverage

1

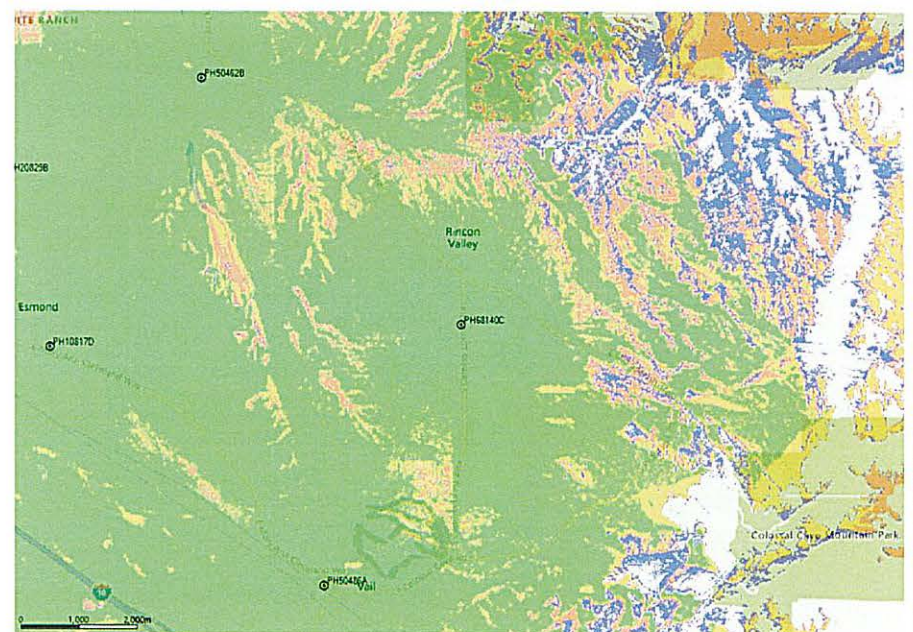
N25 NR1900MHz Existing Coverage in Area of Map



Best RSRP

- IBC: -89dBm < RSRP
- IBR: -94dBm < RSRP < -89dBm
- In-Vehicle: -102dBm < RSRP < -94dBm
- Outdoor: -109dBm < RSRP < -102dBm

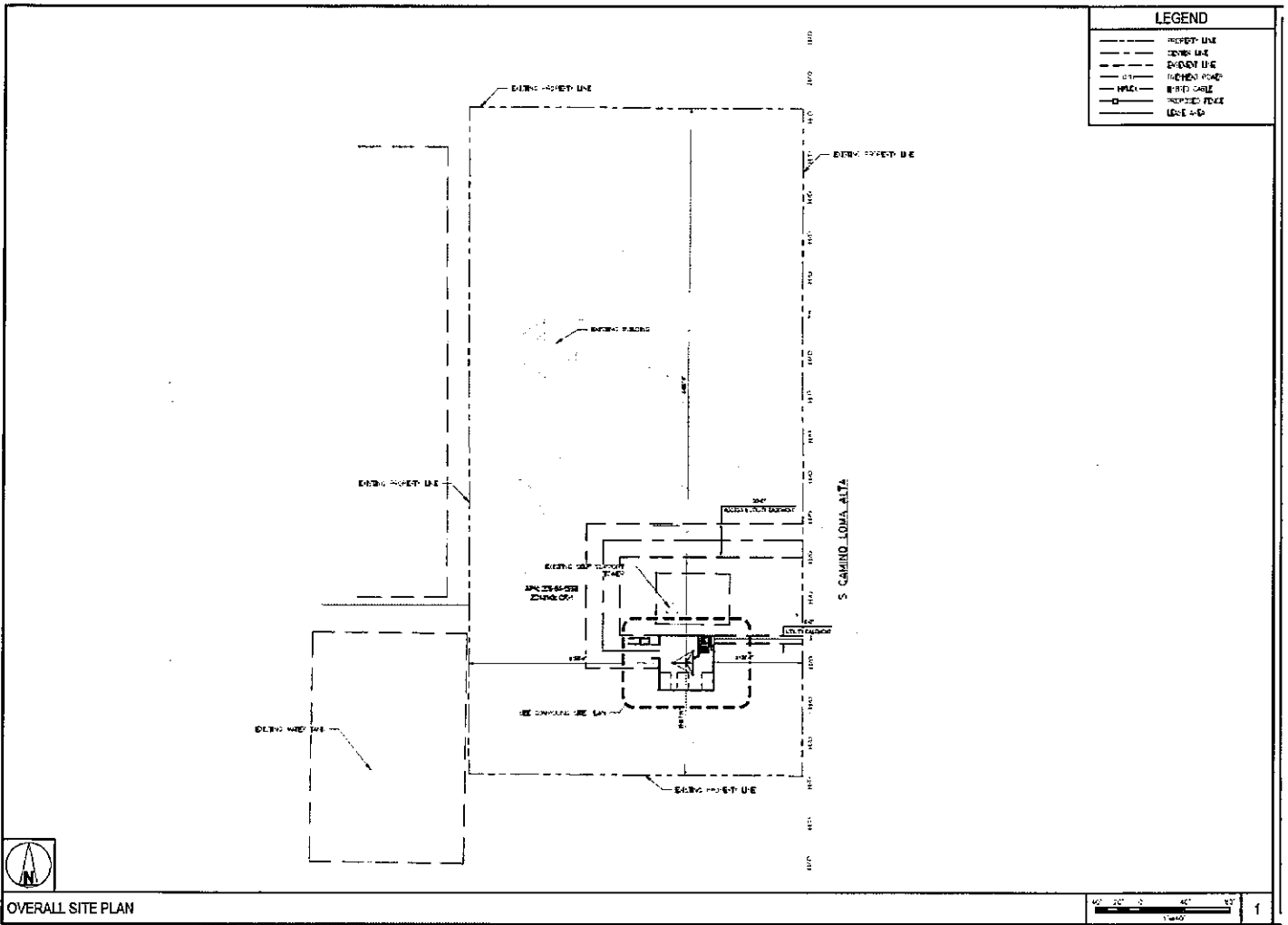
N25 NR1900MHz Planned Coverage in Area of Map



Best RSRP

- IBC: -89dBm < RSRP
- IBR: -94dBm < RSRP < -89dBm
- In-Vehicle: -102dBm < RSRP < -94dBm
- Outdoor: -109dBm < RSRP < -102dBm

Overall Site Plan



Setback to North: Approx. 465'

Setback to West: Approx. 195'

Setback to South: Approx. 124'

Setback to East: Approx. 100'

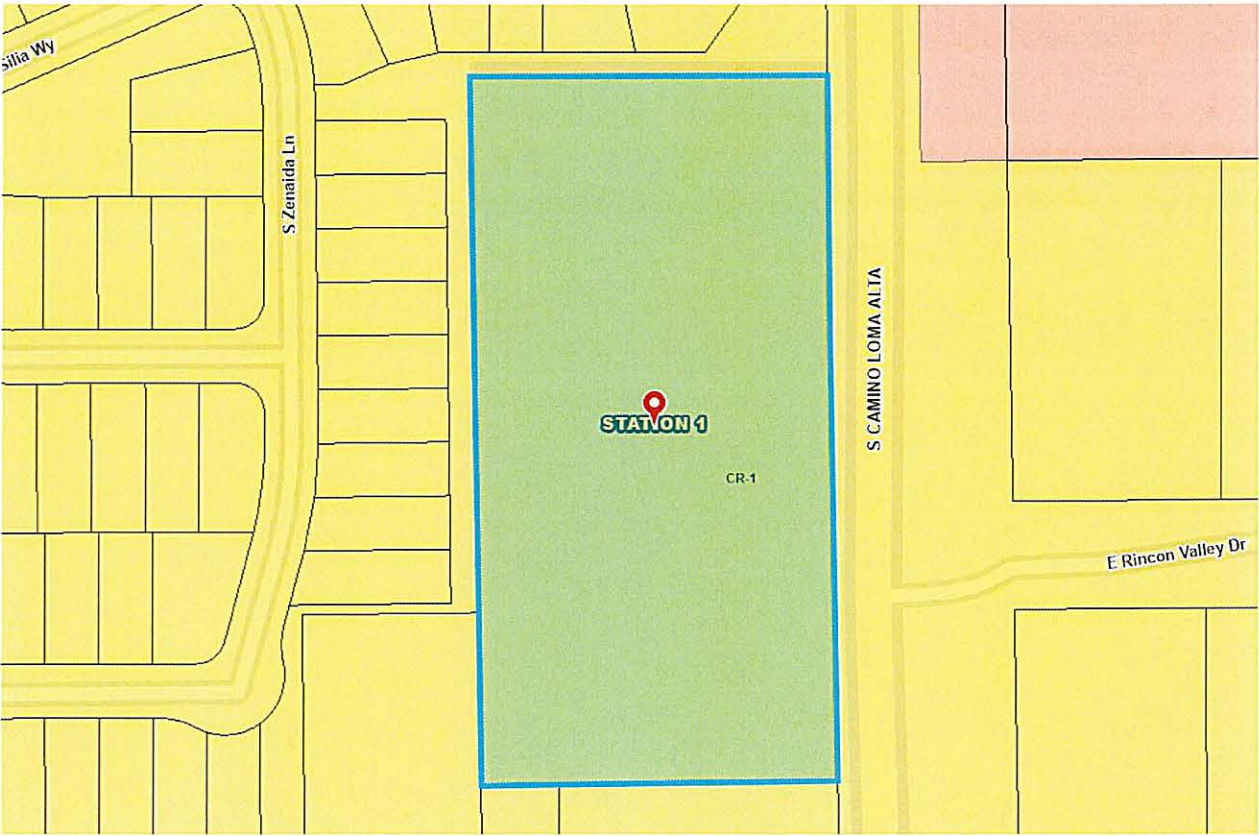
[illegible]

Setback to East: Approx. 100'

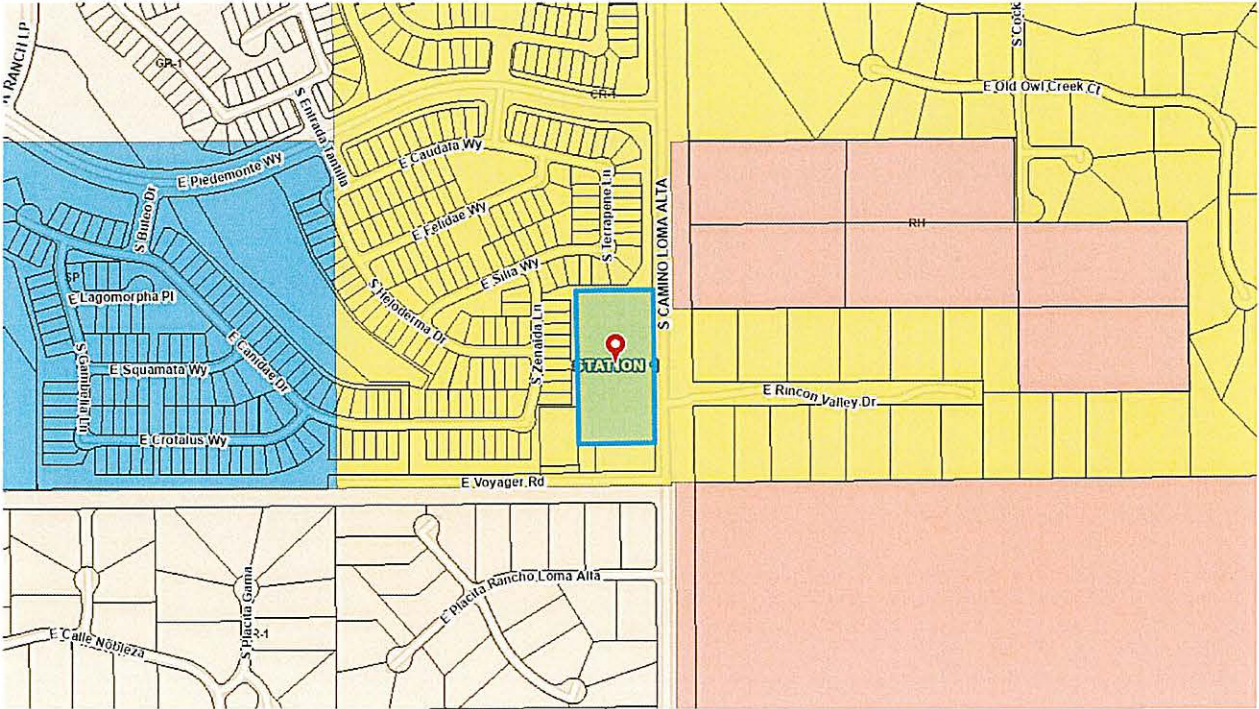
Vicinity Map



Current Zoning Designation



Adjacent Zoning Districts





201 N. Stone Avenue, Tucson, AZ 85701
(520) 724-9000
www.pima.gov/developmentservices

BIOLOGICAL IMPACT REPORT

(Not applicable for rezonings that require a site analysis)

The Biological Impact Report assists staff in assessing a proposed project's potential to impact sensitive biological resources and is required by the Pima County Zoning Code Chapter 18.91. A project's design should conserve these important resources.

The report will include information provided by both Pima County Planning staff (Part I) and the Applicant (Part II).

INSTRUCTIONS FOR SAVING FORM: 1) Download form to computer. 2) Fill out form as applicable. 3) Save completed form to computer. 4) Submit completed form to Pima County Development Services. **If you fill out the form before you download it, the info you entered will not be saved.**

Project ID *(case no., APN no., address, or other identifying info):*

APN: 205-64-655B Address: 8850 S CAMINO LOMA ALTA, TUCSON, AZ 85641

Part I. Information Provided by Pima County Staff

Pima County Planning staff will provide the following information for the project site, as applicable:

1. Is the project located within any Maeveen Marie Behan Conservation Lands System (CLS) designation(s)? (Hold SHIFT for multiple selections) NA

☐ Important Riparian Area
☐ Biological Core
☒ Multi-Use Management Area
2. Is the project within a CLS Special Species Management Area? No
3. Is the project in the vicinity of any of the six Critical Landscape Linkages? No
4. Is the project designated for acquisition as a Habitat Protection or Community Open Space property? No
5. Is the project located within a Priority Conservation Area for any of the following species?
 - a. Cactus ferruginous pygmy-owl: No
 - b. Western burrowing owl: No
 - c. Pima pineapple cactus: No
 - d. Needle-spined pineapple cactus: No

Part II. Information Provided by the Applicant

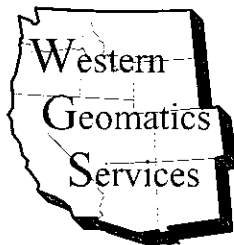
The Applicant will provide the following information to the best of their knowledge, as applicable:

1. Has the owner of the project site had any communications with County staff about Pima County potentially acquiring the property? No
If yes, provide a summary of those communications:
N/A
2. The following species are of particular interest to Pima County conservation efforts; please fill out the following table to the best of your knowledge:

Species	Ever found on project site?	If yes, date of last observation/survey?	Future surveys planned?
Cactus ferruginous pygmy owl	No		No
Western burrowing owl	No		No
Pima pineapple cactus	No		No
Needle-spined pineapple cactus	No		No

Questions about this form?

Contact the Office of Sustainability and Conservation at (520) 724-6940.



1A Certification

JULY 1, 2024

VERTICAL BRIDGE LLC
750 Park of Commerce Drive
Boca Raton, Florida 33487

Site No.: US-AZ-5182
Site Name: CAMINO DORORTEA
Address: 8850 S CAMINO LOMA ALTA
TUCSON, AZ 85641

On 6.28.2024, we performed a survey on the above referenced site and submit the following data:

Elevations:

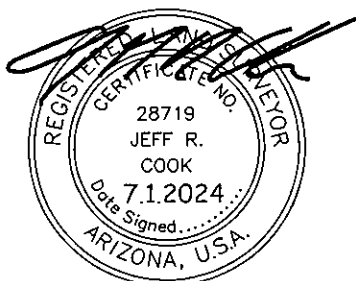
Ground Elevation	3193.32' NAVD88
Height of MONOPOLE	125' AGL
Elevation at Top of Structure	3318.32' NAVD88

Geodetic Coordinates: NAD83 LATITUDE 32° 05' 25.57" NORTH (32.09043611)
LONGITUDE 110° 41' 16.65" WEST (-110.68795833)

The vertical and horizontal positions shown are based on a field survey and are expressed in feet.
The positive tolerances are +/- 3 feet vertically and +/- 15 feet horizontally

Submitted by:

Jeff R. Cook, R.L.S.
Western Geomatics Services



EXPIRES: 3/31/2025

2925 E Riggs Rd Suite 8-191 Chandler, AZ 85249
Phone: (480) 656-7912 Fax: (480) 219-5195